



CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Jessica Guinn

Date: 4.4.2013

RE: V#109-13

Case Information:

Case:	V#109-13
Applicant:	Panda Restaurant Group, INC
Parcels:	Portion of 15N17 001G (Outparcel #5)
Area:	±1.22 Acres (reduced from 1.42 acres)
Location:	Ridgewalk Pkwy & I575
Property Owner(s):	Atlanta Outlet Outparcels, LLC
Current Zoning:	LI W/Technology Park and Variances of V#101-12

Applicant's Request:

Variance to Variance V#101.11 Items:

- 1) Variance from V#101-11 Item H to allow a drive through restaurant on outparcel #5.
- 2) Variance from V#101-11 Item I #1 to modify the 18' build to line to between 50' and 60' from back edge of Ridgewalk Parkway sidewalk.
- 3) Variance from V#101-11 Item I #2 to reduce the required 60% frontage to 28% along Ridgewalk Parkway frontage.
- 4) Variance from V#101-11 Item I #5 to waive the requirement for 1 functional entrance on each frontage.
- 5) Variance from LDO sec. 7.948 Architectural Standards to allow the modified "Bright and Fresh" Panda Express Prototype.

Background:

The subject ±1.22 acre property is Outparcel #5 of the Outlet Shoppes of Atlanta. As a condition of variances granted in Case V#101-11, the following conditions were placed on the outparcels:

Conditions #9I, 1-7 of V#101-11

1. All buildings shall be built along a build-to line measured no more than 18 feet from the back edge of the sidewalk.
2. All buildings shall be built to cover a minimum of 60% of the frontage along the entire width of the parcel as measured at the build-to line.
3. All buildings must have a minimum height of 20 feet to top of parapet wall or eave.
4. All buildings must have a minimum of 50% clear glazing facing the public street.
5. All buildings must have a minimum of 1 functional entry facing the public street.
6. Parking is only allowed in the rear of the building or on the side once the 60% frontage requirement has been met. If parking is built on the side, an opaque screen a minimum of 52" high made from similar building materials or evergreen landscaping is required along 100% of parking area.
7. All storage areas, dumpster facilities and drive thru facilities shall be located on the rear of the building and not be visible from the public street.

* Developer shall have the right to bring back to the City Council a request for a variance from any of the conditions listed in #9(I) for individual parcels.

Additionally, condition #9H of V#101-11 limits the outparcels to two (2) drive thrus on outparcels 1, 2 or 3 only.

Analysis:

Panda Restaurant Group, Inc has requested variances from four of the outparcel conditions and one of the Technology Park Overlay requirements due to existing site conditions. Staff does not support variance request #1, based on the fact that the drive thru restriction on parcels 4 – 7 was applied at the direction City Council.

Staff supports variance request #2 in order to vary the required 18 foot build to line, due to the fact that the 16-20 foot finished grade elevation will place the top of the slope at approximately 48 feet from the sidewalk along Ridgewalk Parkway.

At the direction of the Development Process Committee (DPC), the applicant worked with staff to achieve the required 60% frontage required by V#101-11 Item I #2 by defining the outdoor eating area with a knee wall attached to the building, therefore staff supports variance request #3 by allowing the applicant to count the outdoor seating area toward the 60% required frontage as shown on the site plan by Grimail Crawford dated 3.26.13.

Although variance request #4 meets the technical language of condition I #5, staff believes that the spirit of this condition may imply that a “functional” entrance must provide direct access to the sidewalk. Given the grade differential between the sidewalk level and the building, direct access is not feasible. Staff supports this variance request.

Staff supports variance request #5 and feels the Panda Express “Bright and Fresh” Prototype, with its current and forward thinking design elements, although not entirely in keeping with the more traditional architecture required by the Technology Park Overlay, will be complimentary to the character of The Outlet Shoppes of Atlanta and other outparcel users.

Comprehensive Plan Compatibility:

REGIONAL ACTIVITY CENTER (SD-RAC)

A Regional Activity Center is an open air market-like development that focuses on certain retail sectors and blends mixed uses typical of an old time Main Street, such as services, restaurants, offices and residential. These centers are pedestrian friendly where residents, employees and visitors can gather in public spaces and feel part of the community. Regional Activity Centers include a relatively high intensity mix of business and retail, office and employment opportunities, higher-education facilities, sports, recreational complexes, hotels, theatres, civic and semi-public uses (such as libraries, health clinics, museums and religious institutions) that create a multi-dimensional regional destination. A residential component is especially important as it adds density to the center and creates a 24-hour character area. Higher density condominium and rental residential complexes, townhomes, brownstones, live-work units, lofts, senior housing and residential over retail are appropriate to support these uses. This character area is a vibrant place where people can live, work, play and shop.

Surrounding Land Uses:

NORTH:	LI w/ Technology Park
EAST:	LI w/ Technology Park
WEST:	LI w/ Technology Park
SOUTH:	LI w/ Technology Park

Development Process Committee:

At the March 6, 2013, meeting the Development Process Committee voted on recommendation 1, 2 and 4 and tabled the vote on 3 and 5 pending additional information from the applicant. At the March 20, 2013, meeting the Development Process Committee voted on recommendations 3 and 5; all recommendations forwarded to Planning Commission are as follows;

- 1) DENIAL of the applicant's request for variance from V#101-11 Item H to allow a drive through restaurant on outparcel #5.
- 2) APPROVAL of variance from V#101-11 Item I #1 to modify the 18' build to line to between 50' and 60' from back edge of Ridgewalk Parkway sidewalk.
- 3) APPROVAL of variance from V#101-11 Item I #2 to allow the outdoor seating area to count toward the 60% frontage along Ridgewalk Parkway frontage as shown in the site plan by Grimail Crawford dated 3.26.13.
- 4) APPROVAL of variance from V#101-11 Item I #5 to waive the requirement for 1 functional entrance on each frontage.
- 5) APPROVAL of variance from LDO sec. 7.948 Architectural Standards to allow the modified "Bright and Fresh" Panda Express Prototype. Architecture shall be substantially similar to the Architectural Elevations by Grimail Crawford, dated 3.26.13